Dunwoody Requirements for Roofing

Builders, Homeowners, and Residents of the City of Dunwoody

Please be advised the City of Dunwoody's Building Inspection Department is aware of many inquiries into the recent code changes and requirements the city has for roof installations. In our effort to safeguard YOUR safety we are enforcing the following requirements:

If you are replacing or upgrading your roofing material this department should be contacted to file the proper paperwork either by yourself or your roofing contractor. A roofing permit must be obtained prior to starting. If you're having contractors perform the work for you, then have them obtain the permit. This ensures us, and you, that they are licensed contractors. If you're planning on performing this project yourself, contact us prior to starting.

Basically our jurisdiction follows the Asphalt Roofing Residential Manual for design and application methods which, all of the shingle manufactures reference in their individual installation instructions. The following items are a few of the requirements we as a city are now looking for.

ALL ROOF INSTALLATIONS:

Proper ventilation - the minimum specifications underlined in the building codes of 1 square foot of venting for every 150 square feet of enclosed attic area is a good starting point for providing proper ventilation. It should be realized that this is a minimum guideline and some houses will require more based on size, location, orientation to the sun and roof shingle color. Proper ventilation can aid in preventing heat buildup and excessive moisture. Poor ventilation can result in premature deterioration of roof decking, roofing material, and possible accumulation of moisture.

Proper installation of corrosion-resistant drip edge material should be properly installed to provide efficient water shedding at the rakes and eaves and to protect the fascia from water intrusion. As an added benefit, many times the drip edge closes the gap in the fascia and prevents vermin intrusion into the attic area.

All roof decking surfaces shall be covered with a minimum of 15 pound asphalt roofing paper or other approved underlayment material. Some roofs or situations may require different materials; contact this office to see if this situation applies to you. All underlayment material must be installed parallel to the eves, in shingle fashion, having a minimum lap of 2 inches and end laps of at least 6 inches.

VALLEY APPLICATIONS:

Valleys are formed where two sloping roof planes intersect or meet at an angle. Both sides of the roof divert all the rain water into this valley which can cause excessive wear at this location and is often the cause of premature roof failure. Proper installation can prolong the roof to its full life expectancy. Here in the Dunwoody area we often have what is called a "closed, cut or

woven valley" where the roofing material covers the valley. This method must have either a self adhering shingle underlayment installed on the roof decking, 50 pound roll roofing, or 24 inch wide corrosion resistant metal installed under the shingle covering.

This is the time inspectors prefer to view the felt installation. We are looking for horizontally applied felt, securely fastened, with proper installation of drip edge and valley treatments.

FLASHINGS

Roof planes that abut vertical sidewalls must be protected from water intrusion by the use of corrosion resistant flashings. On sloped side walls flashings must be installed by the step-flashing method, which are individual metal pieces interwoven with the roofing material and placed at each course of shingles. They are required to be 2 inches larger than the exposure of the shingle and 10 inches wide, thus resulting in 5 inches extending up the sidewall and 5 inches over the shingle. Shingles should be placed so successive courses cover the flashing.

Roof planes intersecting vertical front walls should be flashed utilizing a continuous corrosion resistant flashing material bent to extend at least 5 inches up the vertical wall and at least 4 inches onto the last course of shingles. The final shingles shall be cut to cover the metal flashing and cemented in place using an approved sealant. All exposed fasteners shall be covered. The siding material shall extend down over the flashing material to properly shed water away from the roof intersection.

Pipe, vent, or ventilator flashings should be flashed utilizing a preformed roof boot. The base of the boot should be set in roof cement and sit flat on the roof surface, overlapping the top of the lower shingle. Shingles should overlap the sides of the flange past the cutout in the roof decking and continue over the top of the roofing flange to provide an effective water barrier.

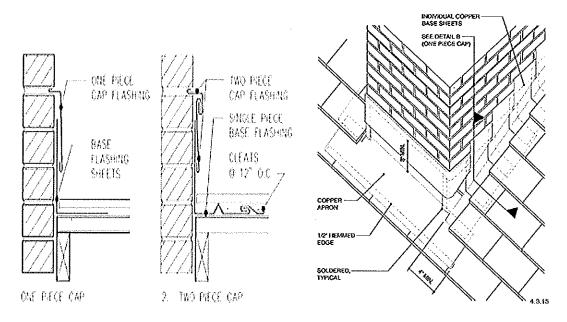
CHIMNEYS AND BRICK WALL INTERSECTIONS

Flashing around chimneys and at brick intersections shall comply with roofing guidelines as well as the American Brick Institute for brick flashings.

Chimneys that project through the roof surface should have a cricket installed at the intersection of the back face of the chimney and the roof deck. The cricket diverts water around the chimney and prevents the buildup of debris, which can cause roof leaks. The minimum code requires any chimney over 30 inches wide to have a cricket installed but it is recommended any sized chimney should have a cricket.

Chimneys and brick sidewall intersections, should be flashed utilizing 26 gauge corrosion resistant metal flashings or other approved materials (aluminum is not allowed). Apron and step flashings should be installed much like any other wall/roof intersection. Counter flashings must then be installed over the top of all apron and step flashings. The counter flashing should extend into a mortar joint of the brick no less than 1 ½" and the remaining area around the metal filled utilizing Portland cement and the remaining portion of the flashing should extend

downward to cover the lower flashings and lay flat against the masonry. Contact this office for more details for chimney flashing.



GENERAL INFORMATION

Any and all exposed fasteners on shingle caps, roof boots, service masts or other items affixed through the shingles should be properly caulked and sealed and periodically maintained to prevent premature water intrusion.

A properly installed asphalt roofing system can provide years of trouble free protection but there are some basic requirements for care to avoid problems:

All gutters and roof surfaces should be periodically cleaned of debris.

Trees and branches should be trimmed when closer than two feet of the roof.

Never allow water from a downspout to deposit directly onto lower roof material. Connect upper downspouts directly to lower gutter systems or deposit on the ground.

Color discoloration on roofing materials typically caused by algae, moss, tree droppings, or mold is common. Although unsightly it does little or no harm to the roofing material and is difficult to remove. Never scrub or walk on asphalt shingles. Cleaning or lightening the discoloration is only temporary and discoloration may re-occur. Some newer products on the market limit algae growth.

Remember safety first, and follow all manufacture installation instructions. We are here to assist you so please contact us with any questions or concerns.

DeKalb County requirements

Sec. 7-52. Amendments to the International Building Code and International Residential Code.

- (2) Local supplemental ordinance requirements to the state adopted International Residential Code.
- (L) Roof framing shall be tied securely to wall framing, using hurricane type connections. All exterior wall sheathing shall be made of seven-sixteenth (7/16) plywood or oriented strand board or other approved materials. Metal or self-sealing flashing shall be installed at least twelve (12) inches on either side of roof valleys. Drip edges shall be installed at all roofing edges.

State of Georgia adopted the:

International Residential Code 2006

As per 2006 IRC Section 905.1 Roof covering application. Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacture's installation Instructions.

Review manufactures installation instructions of product to be installed and provide a copy to this office as needed.

The City of Dunwoody is enforcing the state mandated minimum code.